THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099154** BILL GARRETT, Davidson County Trans:T20160093749 DEEDWARR Recvd: 10/24/16 14:46 2 pgs Fees:13.00 Taxes:2359.01 20161024-0112264	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $637,570.00. Affiant Subscribed and sworn to before me this 20th day of October, 2016. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 10

WARRANTY DEED

Address New Owner: Fatih Imer and Sefika S. Imer 57 WYN OAK Nashville, TN 37205-5000	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104140G07900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Ray, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fatih Imer and Sefika S. Imer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Revised Whitworth Phase 01, of Record in Plat Book 7900, Pages 140-144, Register's Office Davidson County, Tennessee, to which Plan reference is hereby made for more complete description.

Being the same property conveyed by Warranty Deed from Richard H. Levy and wife, Susan M. Levy to John Ray, a married man as recorded on the 2nd day of June, 2015 in Instrument No. 20150602-0050849 and Warranty Deed from Tyann Sue Chappell and husband, Gregory T. Chappell to Richard H. Levy and wife, Susan M. Levy as recorded on the 29th day of February, 1996 in Deed Book 9961, Page 425, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject property is not primary marital residence of Grantor.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, REVISED WHITWORTH, as recorded in Plat Book 7900, Page(s) 47-51, Plat Book 7900, Pages 140-144 and Boundary Plat recorded in Plat Book 6900, Pages 838-841.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8026, Page 305, Book 8282, Page 45, Book 9144, Page 153, Book 9778, Page 27 and Instrument Nos. 20020812-0097386 and 20100615-0046543.

Charter of Whitworth Homeowners Association recorded in Book 8090, Page 691 and Book 8283, Page 523.

Easement for Sanitary Sewer, recorded in Book 3467, Page 194 and Book 3505, Page 338.

Easement for Water Mains, recorded in Book 7868, Page 959 and Book 7868, Page 954.

Easement for Driveway Encroachment, recorded in Book 9796, Page 657.

Conveyance of Common Area recorded in Book 9778, Page 29.

This is improved property located at 57 WYN OAK Nashville TN 37205-5000

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2016.

John Ray
by Corey Rodgers as attorney in fact
John Ray
By: Corey Rodgers, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Corey Rodgers,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for John Ray,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of October, 2016.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____